

# 55-Acre Development Opportunity

5700 Center Hill Ave., Cincinnati, Ohio 45232

Commerce Park at Center Hill/Este



Commerce Park at Center Hill/Este is a 55-acre site ready for an office and/or light industrial project. Located 9 miles from the Central Business District, the Center Hill/Este site contains approximately 55 acres of remediated, developable land zoned for light industrial and office uses.

## SIZE

55 acres of remediated, developable land.

## TRANSPORTATION

- Approximately 27 minutes or 21 miles from the Cincinnati Northern Kentucky International Airport (CVG).
- Convenient and direct access to major highways and interstates:
  - I-71: 5 miles from site • I-74: 4 miles from site • I-75: 1 mile from site • SR 4: 1 mile from site • SR 562: 1 mile from site

## UTILITIES

The available site is served by basic utilities:

- Electric: Duke Energy • Gas: Duke Energy • Water: Cincinnati Water Works • Sewer: Metropolitan Sewer District
- Telecommunications: State-of-the-art telecommunications can be made available if not already supplied to site.

## ZONING

Zoning designation is MG (Manufacturing General). The zoning designation MG is to create, preserve and enhance areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate off-site impacts. Office of any size is permitted with no restriction. Future development will accommodate heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar and related supporting uses. These uses typically require sites with good transportation access. Uses that may inhibit industrial development are prohibited.

## AMENITIES

Dozens of restaurants within 5 mile • Metro bus service • Wide variety of hotels located within 10 miles

# 55-Acre Development Opportunity

5700 Center Hill Ave., Cincinnati, Ohio 45232

Commerce Park at Center Hill/Este



## SALE/LEASE PRICE

- Negotiable. Please consult with listed contact for further inquiries.

## OWNERSHIP

The City of Cincinnati.

City of Cincinnati  
Economic Development Division  
Phone: (513) 352-2499  
E-mail: [patrick.ewing@cincinnati-oh.gov](mailto:patrick.ewing@cincinnati-oh.gov)

